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March 18, 2003

Mr. Matthew Arcieri
Planner
James City County Planning Department
101-E Mounts Bay Road
Williamsburg, Virginia 23185

Re: Z-02-03/MP-01-03, Hidden Property Proffer Amendment

Dear Matthew:

I am writing on behalf of the applicant to request that the Planning Commission defer consideration of this case until its May 5, 2003 meeting.



The project team has met and reviewed your comment letter of March 14, 2003. We are planning to resubmit revised Proffers, Master Plan Amendment Plan Sheet, Non-Binding Conceptual Plan and a written response to your comment letter this Friday. We would like to schedule a meeting with you, the Environmental Division and James City Service Authority to review the revised submittals prior to April 4, 2003. One area of concern we have identified is the requests for detailed information in the County's comments. We believe that the level of detail requested in several instances is more appropriate for a site plan or a subdivision plan review rather than at the Master Plan/rezoning level. We will identify these items in our response letter and AES hopes to have discussions with Staff prior to our meeting to clear up as many of these issues as possible.

In the meantime, if any additional comments surface or if you need any other information, please let us know so we can respond as promptly as possible to keep this process moving. Thanks for your help.

Very truly yours,

GEDDY, HARRIS, FRANCK & HICKMAN, LLP

A handwritten signature in dark ink, appearing to read "Vernon M. Geddy, III".

Vernon M. Geddy, III

VMG/ch

cc: Mr. C. Lewis Waltrip, II
Mr. Richard A. Costello